

Board Minutes
Board of Directors Meeting
Yankee Ridge Villas Townhome Association
January 13th, 2023
3:30 pm

Present: Keith Prettyman, Roger Chamberlin, Zandra Uhrmacher, Kevin Miller and Linda Weber.

Also attending: Brett Cover from Universal Property Management.

The meeting was held at 3760 Chileno Drive and called to order at 3:34 pm by President Kevin Miller. The Board considered the meeting minutes of November 17th, 2022. The minutes were accepted as corrected.

Brett presented the treasury report. The net ordinary income of January through December of 2022 was \$12,466.96. He reported that there are several accounts in the arrears. On a motion by Zandra and seconded by Keith the treasury report was approved.

Old Business:

1. Welcome Committee: We are looking for people to volunteer to be on the Welcome Committee at the annual meeting.
2. Dog feces: We will continue to monitor the feces problem.
3. Association dues in the arrears: Kevin will send letters to the two townhome owners that are in arrears.
4. Basketball hoop removal: Kevin will talk with the realtor representing a townhome owner concerning the removal of a basketball hoop as a condition of closing.
5. Parking regulations: The Board updated the parking regulations and the type of basketball hoops that are permissible in the association.
6. Exterior Lighting: The Board discussed and decided that we are not going to regulate the type of bulbs used for exterior lighting.

New Business:

1. Planning for the annual meeting: The Board discussed final preparations for the annual meeting.

The next Board meeting will be on April 14th, 2023 at Roger Chamberlin's home.

The meeting adjourned at 4:22 pm.

Secretary